

BLOOMINGTON HISTORIC PRESERVATION COMMISSION

Showers City Hall

Common Council Chambers

Note new location*

Thursday August 11, 2011

4:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES**
- IV. CERTIFICATE OF APPROPRIATENESS**
- V. DEMOLITION DELAY**
 - A. 505 North Ballantine demolition
Owner David Jacobs Representative Charles Webb
Removal of a house from the lot at 505 North Ballantine and relocation to 512 South Mitchell
 - B. 1201 East Second Street partial demolition Owner David Jacobs Representative Charles Webb
Enlargement of an existing house by removing all walls except for a portion of a front wall facing Second
 - C. 714 West 8th Street Owner Margaret Contompasis
Removal of an east wall to allow a small addition.
 - D. 401 E. Seventh Street Grant Street Inn Owner CFC Inc.
Rear addition
- VI. NEW BUSINESS**
 - A. Elm Heights letter of request to consider historic designation
 - B. Commission web design revision: Emily Brown
- VII. OLD BUSINESS**
 - A. Downtown Plan Revision update
 - B. Lecture Series : Fall Showers Topic
- VIII. COMMISSIONERS' COMMENTS**
- IX. PUBLIC COMMENTS**
- X. ANNOUNCEMENTS**
- XI. ADJOURNMENT**

Next meeting date is Thursday, September 8, 2011 at 4:00 p.m. in the McCloskey Room

Posted: August 4, 2011

Demolition
505 North Ballantine Road

7-6-11

Elm Heights Survey District
Owner: David Jacobs
Representative Charles Webb

Zoning RC
105-055-76291 C 505 House; Queen Anne, c.1930

Since moving a building away from its original site is considered demolition by the zoning code, this plan comes to the Bloomington Historic Preservation Commission for review under demo delay. The current proposal is part of a larger one involving the



demolition of 1203 East Second (previously reviewed and released) and the enlargement of the house at 1201 East Second which is also being heard in the following case.

Staff was able to attempt some preliminary research of this structure. Apparently little was uncovered during the 2001 survey and there are some corrections to make. During the home's construction, Ballantine was still named "Wall" Street. According to City Directory information, this was the first house built on Wall and appears c. 1915, the first owner was Joshua Beede. In his

obituary (2-28-40) Dr. J.W. Beede was identified as a member of the geology department with an interest in carboniferous formations. He was a fellow of the Geologic Society of America, American Academy of Science, American Geological Society, and published an important paper identifying patterns of subterranean drainage in Indiana that had not been previously documented. He moved to Wall from Hunter Ave. At the time this was literally the only house on the block. The houses on East Second Street had not yet been built and did not appear until much later. The limestone Cape Cod at 1201 East Second was built in 1945. The house at 1203 appeared on Sanborn maps soon after. When the house at 505 South Ballantine was built, the neighborhood nearby contained a greenhouse business located on "Second and Wall" which, by 1925, had become the Ellis Greenhouse.

Staff was unable to complete research on the house. But staff did determine that, through much of the 20th century, the house was occupied by Indiana University teachers, including William Tucker (1920-26) and Paul M. Harmon (1929-?). Paul Harmon was a

physiology professor who trained over 4000 physicians over his career. He began at Indiana University in 1918 and retired in 1963. He created the first exercise physiology courses at IU and was active in the development of the state high school basketball tournament. At this point there is no information about William M. Tucker, other than his description as a “teacher at IU” in city directories.



The house at 505 South Ballantine has been heavily remodeled and a side carport, music room and a rear kitchen addition and deck will be removed before the house is moved. A 1947 Sanborn is the only comparison we have of the original structure. It does show a rear one story addition which would not be unusual for this era of house. Unusually, this house had a garage in its basement according to the map information. The current siding

material (stucco) does not appear to be original and the style may have changed to Tudor at some point to modernize the exterior. Certain elements express what the house may have looked like: the centered bay window and the three windows, a ribbon window system, across the front porch. Windows in the bay have been reduced in size and the wooden porch elements are replacements.



In examining the larger neighborhood, the Vonderschmidt, one of the premier houses in Bloomington is located a block away from this address. Vinegar Hill National Register District is also located a within a block and a half. There are several houses situated on double lots, including two in the block just south of this site. The developer is clearing lots in order to couch this project in formal landscaping and to try to mitigate the scale.

The plan is to move the house to 512 South Mitchell in a neighborhood that was developed considerably later. Many houses there are minimal traditional ranches built in the late 50s and early 60s or smaller frame Cape Cods. The height of the existing buildings will be considerably lower. Photographs 22 and 25-30 are illustrative of the new neighborhood.

The house will be moved after demolition of the carport, music room and a one story kitchen. All of these are later additions. Limestone veneer from the house at 1203 may be used to create a limestone foundation on the new site. The porch will be rebuilt and limestone steps preserved. Alternative siding is being considered.

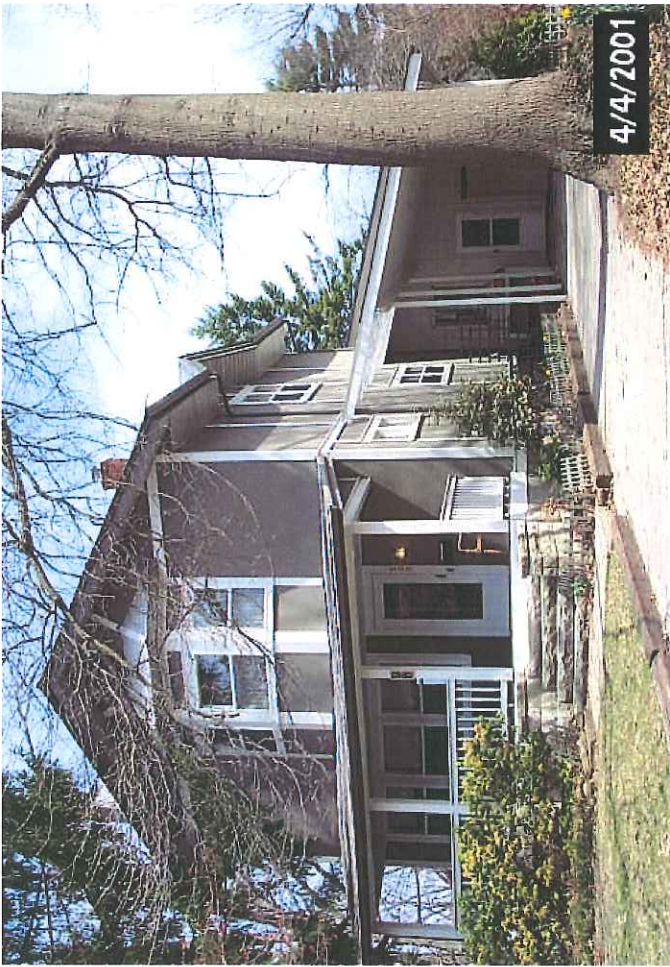
At the time of this report, staff is speaking with the Elm Heights neighborhood association to insure that the community is aware of this project which now impacts three surveyed properties. Plans were provided to Commission staff on July 6th. Notices for demo-delay on the Ballantine property went out on July 6th. Staff disseminated plans to the neighborhood association president on July 8th. The BHPC released its interest in the demolition of 1203 East Second Street, last year. Staff has not had time to adequately research the impact of this proposal.

August report and update:

Additional research on 505 North Ballantine indicates that Meggin Cabot or Meg Cabot was raised in this house. She is the daughter of A. Victor Cabot, a professor of information systems at Indiana University. Meg Cabot is the best selling young adult romance author of *The Princess Diaries* which has been published in more than 40 countries. The first book in the series was published in October 2000; the series spent 38 weeks on the [*New York Times*](#) Children's Series Best Sellers List and was sold to publishers in 37 foreign countries. She is extremely prolific and has branched into adult fiction recently. Several novels have been made into movies by the Disney Company.

A Victor Cabot moved to 505 N. Ballantine in 1977 and stayed through 1998. Meg Cabot would have been about 10 years old when she first lived here. Professor Cabot joined the faculty in 1966. He was part of the pioneer science of computerized quantitative business analysis and a consultant to several fortune 100 companies including Proctor and Gamble and Westinghouse.

There is no formal change in plans for this property from those proposed at the July meeting. Mr. Webb has not been able to meet with the architect involved, and this would be required if design changes are contemplated. For this reason, the neighborhood meeting was cancelled pending possible changes to the plans. A letter to notify the owners to extend the delay period to 120 days was sent on July 18. The demolition delay period would terminate on November 3.



Partial Demolition
1201 East Second Street

7-7-11
Elm Heights Survey District
Owner: David Jacobs
Representative Charles Webb

Zoning RC
105-055-76077 C **1201** **House; Colonial Revival, c.1940**



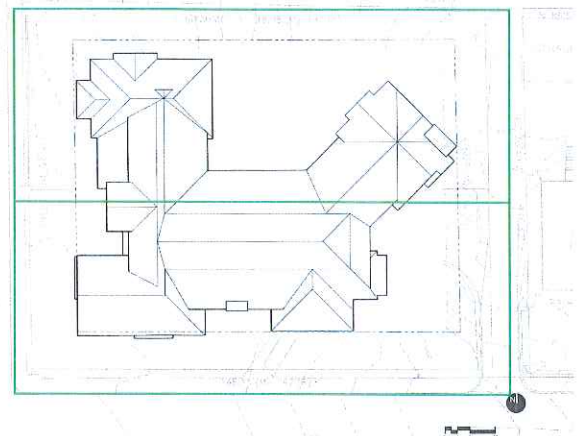
This is a request for the substantial remodel of an existing Colonial Revival style house. The existing limestone veneer home was built in 1945 by Ted Dobson, a contractor by profession. At the time of this report that is the only information available about the history of the house. The corridor along East 2nd Street was developed several decades after the streets running north and south in this area. (see photographs 21 and 24). This particular property is well maintained. The developers are to rebuild the existing



house and add several thousand square feet to the floor plan as well as change the style from Colonial Cape Cod to split timbered Tudor. A portion of the front wall (without windows) will be reused in the plans.

Both 1201 and 1203 (which was released by the Commission) were built in the 1940's.

The lot on which construction will take place is bounded by two public alleys which, according to planning staff, will not be



vacated. The right-of-ways may be paved with pervious pavers and retained. A vacant lot that was the backyard of the existing structure will be largely filled with new construction. Although beautifully articulated in limestone, and split timbered stucco, the new house is significantly larger than anything in the Elm Heights neighborhood. The existing house is 1 and ½ stories, a traditional cape cod form. Plans for the new construction contain three levels totaling over 14,370 square feet. There are three bedrooms on the upper level, two bedrooms on the main level and two more in the basement. The space includes a three bay garage, music room, (35'11" x 20'9") and a family room (21' 6" x 26') on the main level that can be expanded to 37.' There is a 40' garden room on the basement level. No original windows will be reused, a new wooden casement in the Tudor style is planned.

The developer expresses the opinion that additional gardens and landscaping serve to mitigate the scale of the property and the lots at 505 North Ballantine and 1203 East Second will be a buffer to the change in size.

The notice for demolition delay for this property was posted on July 7th, the day that agenda closed. Signs were provided to the owner's representative on the same Thursday afternoon. Although some contact has been made with the neighborhood on the 7th, the plans themselves were provided to the larger community on the 8th. There was some confusion about whether this was to be a phased project or both properties would be noticed at the same time. Staff considers this review to be incomplete.



These two photographs illustrate the modifications to the house at Ballantine and Second Street.



PRELIMINARY ELEVATION STUDY - SOUTH

06/22/2011

August Report and Update:

Plans for a neighborhood meeting were suspended because the owner's representative for both 505 North Ballantine and 1201 East Second Street indicated that he may be working with the architect to modify the current proposal. The architect is currently out of the country. These plans may be revised after input at staff meeting with Mr. Webb on Tuesday August 2nd attended by members of Planning and HAND. The owner of the property was notified of the extension of the delay period to 120 days. The demolition delay period for this property ends on November 4th.



Partial Demolition
714 West 8th

8-1-11
Near West Side
Owner: Margaret Contompasis

Zoning RC

Removal of a side wall to create a single story addition.

105-055-64030 C 714 House; Carpenter-Builder/ Gabled-ell, c.1900 NR

Although this house is considered contributing, it has sustained significant modification. This is a gabled-ell with a chamfered front bay that has seen several changes that reduce the integrity of the structure, including an additional front gable and replacement porch with wrought iron supports. The windows have been replaced with vinyl units and, although the openings may be original sizes, the framing is wider than normal. The entire house is vinyl sided.



Prior to the current owner's purchase of the property, it was used as an office space by Big Brothers Big Sisters, Inc. The current owner is attempting to create more useable living space for closets and baths.

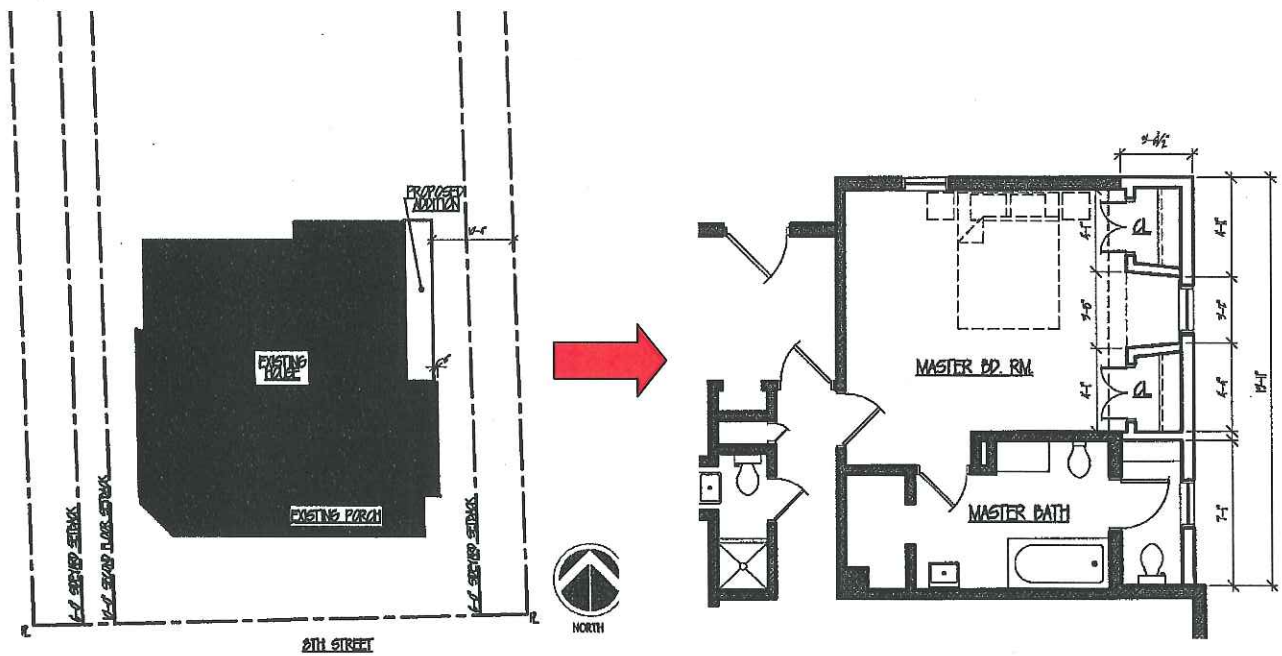
Partial demolition is proposed on the east side of the house to permit a small bump-out addition. The owner proposes to reuse the two existing (replacement) windows and move

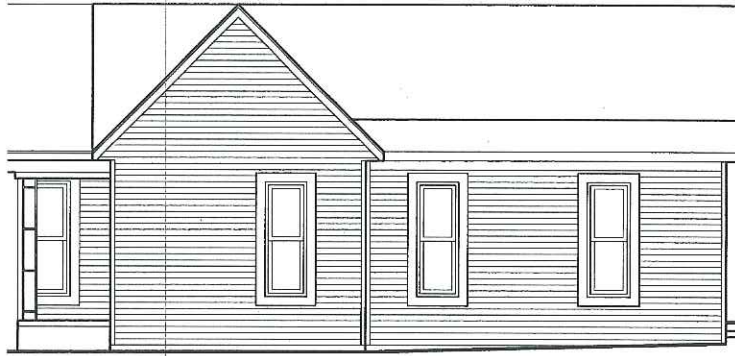
the side wall of the house space approximately 4 feet beneath a shed roof and behind the principal gable of the main building. The alley along the east side permits some visual access, but the addition will be virtually invisible because of the front garden.

The plan is to match the existing vinyl siding. The side roof line will extend beneath the existing cross gable in a continuous shed.



Contemporary photograph of the front of the house and the east side on the alley





East Side Addition



North Side (rear) showing shed roof extension

Partial Demolition
401 East 7th Street

8-4-11
The Grant Street Inn
Owner: CFC, Inc.

Zoning RM

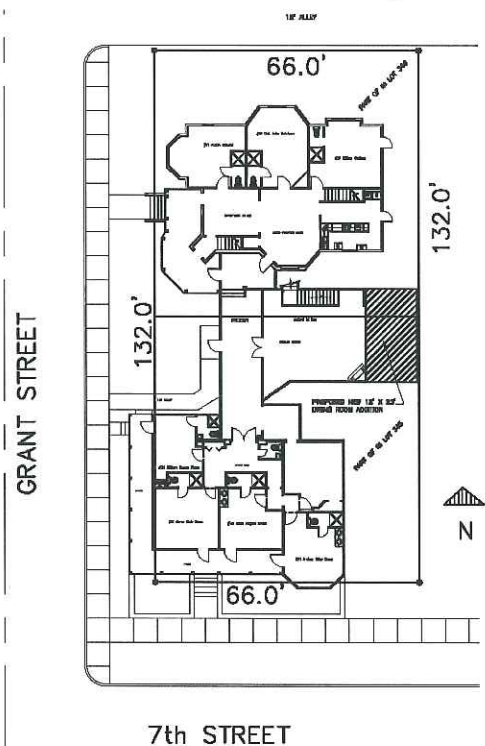
Removal of a rear wall to create an addition

105-055-81003 C 401 Grant Street Inn, Commercial; Vernacular/ Carpenter-Builder, 1870



This proposal is part of the planned expansion of the Grant Street Inn which was presented to the Historic Commission at the July meeting. Last month CFC presented their plans for an informal review of a new construction project to take place across the street from the current site. The original Grant Street Inn or the Zeigler House was moved from 214 E 7th in 1990 to 314 North Grant and attached to the structure at the corner of 7th and Grant (Gilstrap House). The moved

house was owned by First Presbyterian Church which had plans to build a parking lot and an addition. The Inn was opened in June of 1991 in an attempt to find a use for the structure.



SITE PLAN Scale: 1/16" = 1'-0"

The current proposal will extend a room in the addition used for dining. The room itself is part of a newer addition that conjoins the two historic properties. The dining room will be expanded to accommodate the needed new tables for the



expansion of Grant Street Inn across the street.

Since this is literally an extension of an existing room, the materials will match existing.

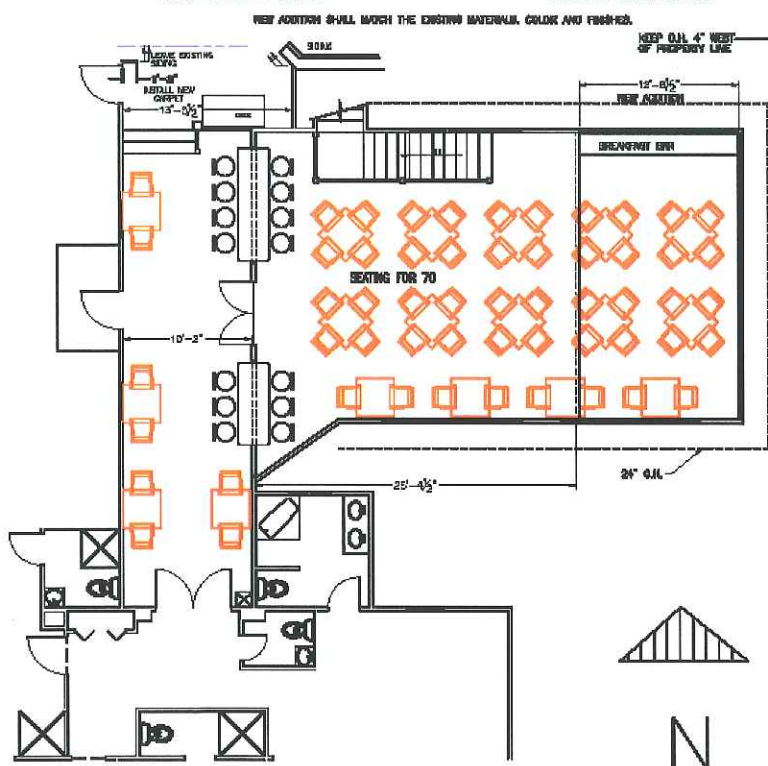


PHOTOGRAPH LOOKING NORTHWEST



PHOTOGRAPH LOOKING SOUTHWEST

View from 7th Street.



FLOOR PLAN Scale: $1/8'' = 1'-0''$

Elm Heights Historic District

Staff has been working with the Elm Heights neighborhood association to promote interest in the history in their area since April 2003 when a public information meeting was held about the National Register nomination. Interest in Elm Heights was encouraged by several historic house tours sponsored by Bloomington Restorations, Inc., all well-attended in 1979, 1997 and again in 2004 and 2006. In 2004 Staff worked with a University class to gather research for a national register nomination for Vinegar Hill.


The Commission paid for the nomination of Vinegar Hill with an HPF grant. The district was listed in 2005. Several other events, including a televised lecture by historian, Joanne Stuttgen and a televised interview with former residents of the area who attended the Elm Heights School were sponsored by the Commission in order to highlight the importance of the area to Bloomington history.

Last week, staff provided informational materials about the process of historic designation to representatives of the neighborhood association. Sample letters of request, a copy of the National Register nomination for Vinegar Hill were provided and historic reference material.

Acres of Apples, Yards of Stone: Growing Up in Vinegar Hill

An Indiana Room Program

**2 p.m. Sunday
November 13
Program Room 1B**



Please register at an Information Desk or call 349-3080.

*Join us for an afternoon of
Bloomington memories.*

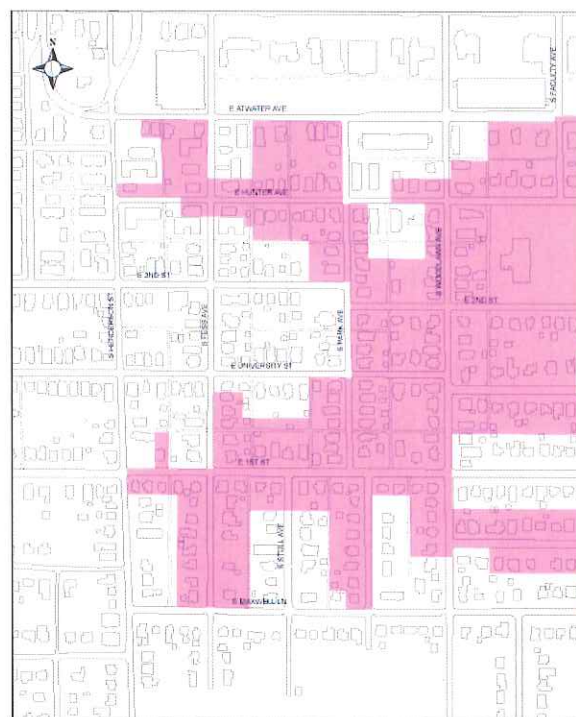
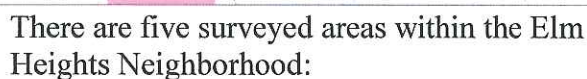
Vinegar Hill has been officially placed on the National Register of Historic Places. Our panel of neighborhood residents, including Anne Kinsey Call, Dot Spore, and Virginia Tyte, will share reminiscences of growing up on Vinegar Hill.

This program is a follow-up to Joanne Stuttgen's presentation last December on "Vinegar Hill: Landscape, History and Memory."

**MONROE COUNTY PUBLIC
LIBRARY**

Main Library
303 E. Kirkwood Ave.
Bloomington, IN 47408
www.mcpl.info





1. University Bungalow 14
2. East Second 187
3. South Dunn 40
4. Elm Heights 346
5. Vinegar Hill 61

This is one of the most thoroughly surveyed areas in the Bloomington jurisdiction. All of the properties that are within the boundaries of these districts have been photographed and documented. The neighborhood association has expressed interest in working on a map and holding informational meetings towards the listing of a new local historic district. The beginning of that process is a letter of request which is attached to this report.



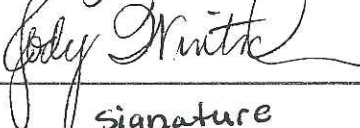




To the Bloomington Historic Preservation Commission:

This is a letter of intent to establish an Elm Heights Historic District located on
Bloomington's near east side.

Exact district boundaries have not yet been drawn but will include most of the Elm
Heights District as described on page 78 of the Indiana Historic Sites and Structures
Inventory, as well as the Vinegar Hill District as described on page 89 of same.

The following signatories are homeowners living within the proposed district who
have volunteered to facilitate the formation of guidelines
and who wish to participate in the district.

Print Name	Signature	Address of property
1 Virginia Southern		910 E. 2nd.
2 OLGA DIAMONDIS		905 E. Hunter
3 Jody Wintsch		1005 E. Hunter Ave.
4 Carolyn Geduld	signature seperate	1120 E. 1st.
5 Beth Baxter	signature seperate	501 S. Hawthorne
6 Amy Barnhill		506 S. Ballentine
7 Neal Baxter		512 S. Hawthorne
8 Mary Ellen Barwise		1119 E. 1st
9 KATHLEEN C. HOLLAND		1109 E. First St.
10		

Phone →

From the Board of the Elm Heights Neighborhood Association Aug 3, 2011

The signatories below are homeowners within the Elm Heights Historic District who support the formation of a historic district. Names of neighbors who live within the proposed district are starred.

	Print Name	Signature	Address
★	Tim Mueller	Tim Mueller	910 E. 2nd.
★	Wendy Calman	Wendy Calman	500 S. Hawthorne
★	Homer Hogle	Homer Hogle	500 S. Hawthorne
	Sue Winder	Sue Winder	1232 E. Wylie
★	Jenny Southern	Jenny Southern	910 E 2nd
★	Olga Diamdis	(signed on com. sheet)	905 E. Hunter
★	Marcia Baron	Marcia Baron	1100 E. 2nd
★	Frederick F. Schmitt	Frederick F. Schmitt	1100 E 2ND
★	Susan Swartz	Susan Swartz	912 East 2ND
★	BRUCE SOLOMON	B. Solomon	9A East 2ND
★	JODY WINTSCH	Jody Wintsch	1005 E. Hunter Ave.
★	Charles C. Matson	Charles C. Matson	919 E. University St.
★	JANE SPENCER	Jayne Spencer	916 E. University St.
	Kelly Boatman	Kelly M. Boatman	920 E. University St.
	Mary Ellen Barwise	Mary E. Barwise	1119 E 1st St
	Kathleen C. Holland	KATHLEEN C. HOLLAND	1109 E. FIRST ST.

Signature	Print Name	/	Address	/
x 1. <i>Gary Buskirk Chumley</i>	Gary Buskirk Chumley		501 S. Hawthorne	
2. <i>Harold Chumley</i>	Harold Chumley		1115 E. Hunter Ave.	
3. <i>Hal Kibbey</i>	HAL KIBBEY		1109 E. HUNTER AVE.	

And so on.....

★ 4. <i>Amy Barnhill</i>	Amy Barnhill		506 S Ballantine Rd
★ 5. <i>James Rickert, MD</i>	James Rickert		532 S. Ballantine
			Wesley A. Bapton Jr. 512 S. Hawthorne
★ 6. <i>Beth A. Bapton</i>	Beth A. Bapton		501 S. Hawthorne
7.			
★ 8. <i>Geoffrey Brown</i>	Geoffrey Brown	1106 E. 2nd	verbal signature out of town
9.			

Sincerely,
 Jenny Southern
 Elm Heights Neighborhood Association President

To the Bloomington Historic Preservation Commission:

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 District as described on page 78 of the Indiana Historic Sites and Structures Inventory, as
 well as the Vinegar Hill District as described on page 89 of same. (This is roughly Henderson
 to Jordan and Atwater to First)


The undersigned owns property in Elm Heights and wishes to support a historic district.

<u>Print Name</u>	<u>Signature</u>	<u>Street Address</u>
SUSAN ARMENY	<i>Susan Armeny</i>	1511 E FIRST
PAUL LANGLEY	<i>Paul Langley</i>	1111 E FIRST

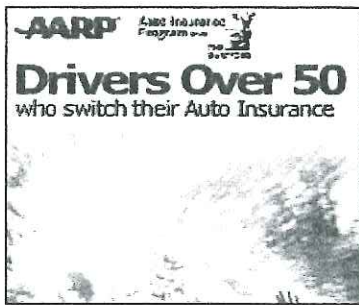
LETTER OF INTENT TO ESTABLISH AN
ELM HEIGHTS HISTORIC DISTRICT LOCATED ON BLOOMINGTON'S
NEAR EAST SIDE

Exact district boundaries have not yet been drawn but will include most of the Elm Heights District as described on page 78 of the *Indiana Historic Sites and Structures Inventory* and the Vinegar Hill District as described on page 89 of same.

The following signatories are home owners living within the proposed district and have volunteered to facilitate the formation of guide-lines and participate in the district.

	Print Name	/	Address	/	Signature
1.	Amy Barnhill		506 S Ballantine Rd		Amy Barnhill
2.	Beth A. Baxter		501 S. Hawthorne Dr.		amybarnhill@gmail.com
3.	NEAL E BAXTER		512 S. Hawthorne		
4.					
5.					
6.					
7.					
8.	<u>X Mayalene Reddy will volunteer if we can't meet the quota!</u>				

The following signatories are home owners within the Elm Heights Neighborhood and support the formation of a historic district. Neighbors who live within the proposed district have a star.



From: Jenny Southern <southernjenny@yahoo.com>

Subject: New letter of Intent

To: "Beth Baxter" <babaxter@sbcglobal.net>, "Daniel Roussos" <datwintsch@shiffma@indiana.edu>, "John and Julie Lawson" <lawsonj@holland> <kch42@att.net>, "Lynn Struve" <struve@indiana.edu>, "S" <sclevenger@iquest.net>, "Suzann Mitten Owen" <suzann_owen@hc> <muellertimothy@yahoo.com>

Date: Tuesday, August 2, 2011, 9:09 PM

OK, I have taken in all input and have reformulated a letter should also be a page of what we hope the district will do for how it may affect future renovation and new construction. Please review and return with approval / or not. Jenny

LETTER OF INTENT TO ESTABLISH
ELM HEIGHTS HISTORIC DISTRICT LOCATED ON
NEAR EAST SIDE

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The following signatories are home owners living within the neighborhood and have volunteered to facilitate the formation of a guidebook for the district. ~~are interested in any historic neighborhood designation.~~ in the district.

- | Print Name | Address |
|-------------------------|----------------------|
| 1. L. Delph-Lively | 600 S. Ballantine Rd |
| 2. Coar Lively | 600 S. Ballantine Rd |
| 3. [Signature] | 520 S. Highland Ave. |
| 4. Deborah G. Robinson | 707 S. Ballantine Rd |
| 5. Max and Doris Nahman | 620 S. Ballantine Rd |
| 6. [Signature] | 601 S. Ballantine Rd |
| 7. Reyes Vila-Belda | 618 S. Ballantine Rd |

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NEAR EAST SIDE

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	Print Name	/	Address	/	Signature
1.					
2.					
3.					
4.					
5.					

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	Print Name	/	Address	/	Signature
1.	Suzanne M. Owen	/	Suzanne M. Owen	/	611 S. Jordan Ave.
2.					
3.					

To the Bloomington Historic Preservation Commission:

This is a letter of intent to establish an Elm Heights Historic District located on Bloomington's near east side.

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The undersigned owns property in Elm Heights and wishes to support a historic district.

Print Name

Signature

Street Address

HAL KIBBEY

Hal Kibbey

1109 E. Hunter Ave.

the neighborhood list-serve to stay current. To join, send your name and street address to southernjenny@yahoo.com.

If you would like to support the formation of a Historic District in our neighborhood. Please add your name and address to the statement below and drop it off in the box on my front steps before 1pm Friday. The more signatures we get the more seriously we will be taken by the Commission. Tim and I live at 910 E. 2nd.

Sincerely,
Jenny Southern
Elm Heights Neighborhood Association President

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Print Name

Signature

Street Address

Kim Shury
Tom Shury

Kim Shury
Tom Shury

1125 E. Hunter Ave

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<u>Print Name</u>	<u>Signature</u>	<u>Street</u>
	<u>Address</u>	

April K. Sievert



620 S. Fess Ave.
Bloomington, IN 47401

**William
Snow**

Digitally signed by William Snow
DN: cn=William Snow, o=CEEM,
ou=Indiana University,
email=wsnow@indiana.edu,
c=US
Date: 2011.08.04 17:30:34 -04'00'

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Print Name

Signature

Street Address

Julia K. Lawson

702 S. Fess Ave

Julia K. Lawson

Susan Fernandes

710 S. Fess Ave

Susan Fernandes

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<u>Print Name</u>	<u>Signature</u>	<u>Street Address</u>
ELAINE R. HAGSTROM	<i>Elaine R. Hagstrom</i>	708 South Woodlawn Avenue Bloomington IN 47401-4936
	August 4, 2011	(812-332-5383)

To the Bloomington Historic Preservation Commission:

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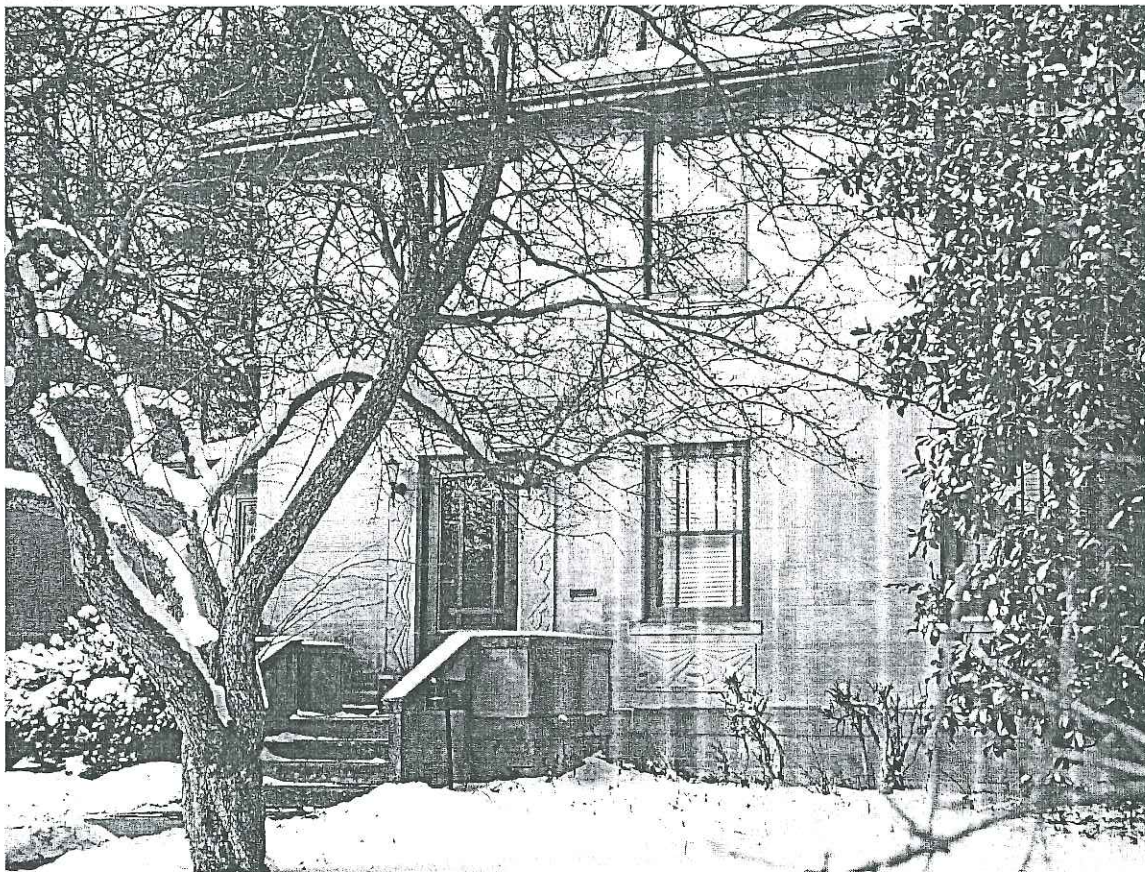
The undersigned owns property in Elm Heights and wishes to support a historic district.

Diane J. Reilly

Signature



1025 East 1st Street
47401



If you would like to support the formation of a Historic District in our neighborhood. Please add your name and address to the statement below and drop it off in the box on my front steps before 1pm Friday. The more signatures we get the more seriously we will be taken by the Commission. Tim and I live at 910 E. 2nd.

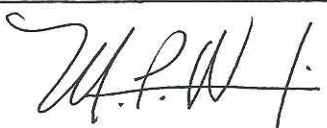
Sincerely,
Jenny Southern
Elm Heights Neighborhood Association President

To the Bloomington Historic Preservation Commission:

This is a letter of intent to establish an Elm Heights Historic District located on Bloomington's near east side.

Exact district boundaries have not yet been drawn but will include most of the Elm Heights District as described on page 78 of the Indiana Historic Sites and Structures Inventory, as well as the Vinegar Hill District as described on page 89 of same. (This is roughly Henderson to Jordan and Atwater to First)

The undersigned owns property in Elm Heights and wishes to support a historic district.

<u>Print Name</u>	<u>Signature</u>	<u>Street Address</u>
Mark ;		1105 E. Sheridan Dr.
Nancy Wroblewski		

My printer won't work!

The undersigned owns
property in Elm Heights
& wishes to support a
historic district.

Carolyn Gedule
Carolyn Gedule
1120 E 1st St